

**Town of Urbana  
Zoning Board of Appeals  
Minutes  
August 25, 2010**

**Board Members Present**

Richard Watson	Chairman
Charlie Egresi	Board Member
Michael Adams	Board Member
Nichole Dresser	Board Member
Carly McConnell	Recording Secretary

**Board Members Absent**

Richard Frey	Board Member
Bob Domras	Alternate

**Others Present:** Peter Baker

The Town of Urbana Zoning Board of appeals held a meeting August 25, 2010 at the Town Hall.

Chairman, Watson re-opened the meeting of August 11 at 7:00PM.

Chairman, Watson stated he had a quorum.

**Harold & Mary Billings**

M239 from County Planner returned; deferring to local judgment.

Mrs. Dresser made a motion to approve the application of Harold & Mary Billings as submitted. Seconded by Mr. Egresi.

Roll Call Vote:

Egresi	Aye
Dresser	Aye
Adams	Aye
Watson	Aye

**Doug Robbins**

M239 from County Planner returned; deferring to local judgment.

Mr. Adams made a motion to approve the front yard set back as submitted. Seconded by Mrs. Dresser.

Roll Call Vote:

Egresi	Aye
Dresser	Aye

Adams           Aye  
Watson          Aye

Mr. Adams made a motion to approve the rear yard set back as submitted. Seconded by Mr. Egresi

Roll Call Vote:

Egresi           Aye  
Dresser          Aye  
Adams           Aye  
Watson          Aye

### **Joseph Hillman**

The Board held discussion with applicant's Attorney, Peter Baker; regarding total lot coverage in reference to decking & patios.

Applicant submitted a letter he received from the DOT; dated August 16, 2010 in reference to the highway work permit. The letter indicated that the proposed structure can not be set back further into the property and that the proposed location is as far into the right of way that the DOT will allow.

The Board discussed options with the applicant's attorney to make the proposed project more compliant with the Town Code.

The Board reviewed and completed the VR2 Variance Findings & Decision for Joseph Hillman; for a front yard set back of 8'. Mrs. Dresser made a motion to approve the findings. Seconded by Mr. Adams.

Roll Call Vote:

Egresi           Aye  
Dresser          Aye  
Adams           Aye  
Watson          Aye

Mr. Adams made a motion to approve the front yard set back conditional upon porches & decks remaining as designed with open balusters, railings and will not be enclosed. Seconded by Mr. Egresi.

Roll Call Vote:

Egresi           Aye  
Dresser          Aye  
Adams           Aye  
Watson          Aye

The Board reviewed and completed the VR2 Variance Findings & Decision for Joseph Hillman; for a 32% lot coverage. Mr. Adams made a motion to approve the findings. Seconded by Mrs. Dresser.

Roll Call Vote:

Egresi           Aye  
Dresser         Aye  
Adams           Aye  
Watson          Aye

Mr. Adams made a motion to approve the lot coverage conditional upon porches & decks remaining as designed with open balusters, railings & will not be enclosed. Seconded by Mrs. Dresser.

Roll Call Vote:

Egresi           Aye  
Dresser         Aye  
Adams           Aye  
Watson          Aye

The Board reviewed and completed the VR2 Variance Findings & Decision for Joseph Hillman, for 3.5 storey structure. Mr. Adams made a motion to approve the findings. Seconded by Mrs. Dresser.

Roll Call Vote:

Egresi           Aye  
Dresser         Aye  
Adams           Aye  
Watson          Aye

Mr. Egresi made a motion to approve the 3.5 storey structure as submitted. Seconded by Mr. Adams.

Roll Call Vote:

Egresi           Aye  
Dresser         Aye  
Adams           Aye  
Watson          Aye

A variance for structure height was withdrawn at the previous meeting.

Mr. Egresi made a motion to adjourn. Seconded by Mr. Adams. All in favor.

Meeting adjourned at 8:39PM

Respectfully Submitted

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Carly McConnell, Recording Secretary